

CM Kitchen MOTION SHEET

I move to amend the Land Development Code Revision Policy Guidance Document as follows:

1) Amend Question 2. Housing Capacity, Section 1 Objective, as follows:

- f. The code revision process should provide consideration of the need to upgrade infrastructure capacities in areas proposed for increased density along the Transit Priority Network and Imagine Austin corridors and Centers. Additional considerations and means may be needed in older areas that may not currently have adequate infrastructure in place, such as sidewalks, stormwater management, water pressure supply, and sewage line capacity.
- g. To greatest extent possible, include code restrictions that provide properties zoned for multi-family will develop with multi-family and not take the form of single-family structures. At the same time, however, make allowances for existing single-family structures that become non-conforming to be maintained, remodeled, and potentially expanded, so long as they are not demolished or substantially rebuilt.

2) Amend Question 2. Housing Capacity Section 2 Code Text, as follows:

- b. A city-led testing process to assess the impact of revised regulations which includes participation by outside design and technical professionals, including architects, landscape architects, and engineers, in addition to city staff. The testing should examine how the proposed zoning and non-zoning code provisions perform when applied to various types and scales of development. It should provide accurate and careful modeling of corridor and transition area regulations so that Council and community discussions can focus on achieving policy results and include proposed non-zoning regulations as previously directed by Council Resolution No. 20180628-125.

3) Amend Question 2. Housing Capacity, Section 3 Zoning Map, as follows:

- d. When mapping the 30% missing middle housing goal, the existing missing middle housing in transition areas should be part of the accounting of the areas' contribution to this goal.

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4) Amend Question 3. Missing Middle Housing Types, Section 2 Zoning Map. as follows:

2. Zoning Map. The goal of providing additional missing middle housing should inform the mapping of missing middle zones consistent with the direction provided throughout this document. Staff to additionally provide options for timelines and methods for implementation of changes to zoning to achieve additional housing capacity and affordable housing goals.

5) Amend Question 4. Compatibility Standards, Section 2 Code Text. as follows:

2. Code Text. Maintain Draft 3's no-build and vegetative buffers between residential and commercial uses, as well as other compatibility triggers and standards for properties adjacent to a Residential House-Scale zone. The only exception should be that the highest density Residential House-Scale zones should not trigger compatibility onto the lowest density Residential Multifamily zones in order to create smooth transitions.

i. Include standards related to noise, uses, utility screening, side buffers, trash, loading and pick-up zones as well as shielded lighting.

ii. Include Green Infrastructure from Draft 3 and continue tree preservation policy as well as increasing tree canopy along corridors and centers to enhance walkability and curb heat island effect.

6) Amend Question 4. Compatibility Standards, Section 3 Zoning Map. as follows:

f. The depth and scale of transition zones should be reduced so that the transition zone(s) do not overlap with the majority of the existing single-family neighborhood area. In addition, each transition zone area should cover no more than a proportionate share of the total city-wide area needed to meet the ASHB 30% missing middle goal.

h. Lot(s) adjacent to parcels fronting an activity corridor will be mapped with a zone ~~(RM1 and above)~~ that does not trigger compatibility and that could provide a step-down in scale from the zone of the parcel fronting an activity corridor. For a shallow lot on a corridor, consideration will be given to maintaining the zoning of the corridor-fronting lot to the adjoining rear lot, if appropriate.

j. ~~R4 should be the least intense zone within a transition area.~~

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k. Staff will provide a projection of how much missing middle housing capacity the mapping of transition areas consistent with these guidelines will provide, and how effectively the map enables us to achieve ASHB and ASMP goals. The projection should include an accounting of existing missing middle housing to inform the overall numbers of missing middle housing provided in different areas around the city.

7) Amend Addition 2. Affordable Housing, Section 2. Code Text. as follows:

- a. **Increase Supply of Multi-Bedroom Housing for Families with Children:** Ensure the code is providing an adequate supply of multi-bedroom housing throughout the community, creating diverse housing types and unit mix to meet the goal of 25% of affordable housing units that are created or preserved having two or more bedrooms. Set minimum bedroom requirements that encourage dwellings for families with children and multi-generational households. Propose mechanisms to prioritize areas close to schools. *Housing Blueprint, p. 21.*
- d. **Bring Options for Implementing a Density Bonus Program for Missing Middle:** Provide options for a density bonus program at the edges of centers and corridors or on collector streets. In this type of bonus program, the “density” could take the form of units (rather than height or bulk), allowing more units within the same size building. *Housing Blueprint, p. 32.*
- i. **Utilize Planned Unit Developments (PUDs) to Provide a Range of Affordability:** Provide options to leverage or require PUD zoning to produce more affordable housing. PUDs present a unique opportunity to provide a range of affordability through increased housing diversity and improved transportation choices. *Housing Blueprint, p. 34.*
- n. **Tie and Target increased Entitlements to Affordable Housing:** Provide options to prioritize and tie incentives and target mapping to achieve development of the 60,000 housing units (20,000 at 30% MFI and below/ 25,000 at 31-60% MFI/ and 15,000 61-80% MFI). These categories of affordability are the most challenging for the market to address. Focus on centers and corridors targeted for growth under Imagine Austin.

Exhibit for 1) g:

Our office was provided two examples of existing small affordable housing apartment buildings in the Zilker area that were redeveloped as large detached residences under McMansion design standards.

- 1) 1618 Nash (now 1614, 1618, 1700). Demolished and replaced with three separate McMansions on separate lots that remain zoned MF-3. Each house is appraised at more than \$1M. Originally built in 1960 and listed as having 15 units in a two-story building. The property also had three one-story duplexes (6 separate units).



1618 Nash Ave in Zilker Neighborhood
(now 1614, 1618, & 1700 Nash Ave)



April 2009



April 2014



August 2015



Feb 2019

- 2) The second example is 2215 and 2301 Bluebonnet (now 2301 Bluebonnet). This was a half-acre single-family lot that was rezoned to MF-3 in 2006. It was next door to a two-story apartment building with 10 units (also MF-3) and Goodrich Place (also MF-3).

During the associated zoning case the neighborhood and developer negotiated a compromise to rezone and redevelop the lot with 8 units and council approved with no unit limitation. The owner's site plan was approved for 10 condo units, mostly small 2-bedroom apartments designed for moderate income families.

The property later sold and the new owner bought the small apartment building next door and demolished it. A new site plan for the two combined lots produced 13 "detached residential units".

In the end, a zoning change that was supposed to increase housing capacity from 16 to 20 moderate income housing units has left the neighborhood with a yield of 13 condos appraised at around \$600,000 each.

Put another way, changing the zoning from SF3 to MF3 resulted in a net loss of 3 residences and at a much higher price point.